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Farmhouse, 3 acres, large barn, stables and garages. 10 minutes to Coulonges-sur-l'autize 79160 &

Country House For Sale



Price: €103,800

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Fenioux Poitou-Charentes,79160

Make an offer. Owner must sell quickly.

A spacious farmhouse with various outbuildings and 10 325m<sup>2</sup> of land. In a very quiet setting, open country views, approached by a small road.

Ground floor : KITCHEN-DINING ROOM 32m<sup>2</sup>? LIVING ROOM 40sqm with a huge stone fireplace and woodburner. HALLWAY 10m<sup>2</sup>. BATHROOM 4.5m<sup>2</sup> with bath & basin. Separate WC.

1st floor: LANDING-OFFICE 14m<sup>2</sup>. MASTER BEDROOM 30m<sup>2</sup> with EN SUITE SHOWER ROOM + WC. BED-SITTING ROOM 31m<sup>2</sup> with EN SUITE SHOWER ROOM + WC. Stairs to: BED-SITTING ROOM 29m<sup>2</sup>.

Outbuildings : Splendid STONE BARN 72m<sup>2</sup> floor area with ample head room to create a 1st floor. Adjoining STABLE BLOCK 70m<sup>2</sup> with 1st floor level. 2 OTHER OUTBUILDINGS, single storey, of 47sqm + 38sqm. 2 GARAGES 30 + 29m<sup>2</sup>.

The roofs to the house and barn were replaced around 8 years ago, including new tiles, new felt and timbers were needed. Mains water + electricity. Septic tank, which conforms to regulations. Heating by wood burner and electric radiators. This house has one adjoining neighbour, yet it is not overlooked. A visit is highly recommended to appreciate the peace and quiet on offer here, at a very reasonable price (reduced October 2017 but 11 000€)

Land 10 325 m<sup>2</sup> / nearly 3 acres.

Ideally located between COULONGES-SUR-L'AUTIZE, L'ABSIE and SECONDIGNY (Deux Sevres

region 79160). The airport and coastal town of LA ROCHELLE is 1 hours drive. POITIERS airport and it's historic town center are about 1hour15. The ferry port of CAEN is just 4hours and ST MALO 3 hours.

Price 103 800€ including agents fee, paid by the purchaser on completion. 99,000€ net vendor.

Sizes approximative and full description available upon request.

